



City of Santa Barbara
Airport Department

DATE: August 17, 2011
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – Transportation Security Administration

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a five (5) year Lease Agreement with the General Services Administration (GSA) for the Transportation Security Administration for 988 square feet of office, breakroom and storage space in the new Airline Terminal, at 500 James Fowler Road, at the Santa Barbara Airport, effective August 1, 2011, for a monthly rental of \$7,245.33.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

The Transportation Security Administration (TSA) was created in 2001 and is charged with insuring airport security. There are 75 TSA staff assigned to the Airport, providing services 16 hours per day. The proposed Lease Agreement allows the TSA to use 988 square feet in the new Terminal for offices, breakroom and storage. The use conforms to existing zoning.

Airline Rates and Charges are scheduled for adoption by City Council on August 16, 2011. The monthly rental is based on the proposed FY2012 Airline Terminal annual square footage rate of \$77.00. The GSA requested a fixed rate for the five year term. A five percent per year increase was built into the rent, which was averaged over the term of the agreement, resulting in a \$7,245.33 per month rental. Utilities, custodial services, building maintenance, and security costs are included in the rent.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division